



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

May 13, 2025

Patrick Bozeman
11700 Kimbolton Place
Glen Allen, VA 23059

Lory Markham
208 East Grace Street
Richmond, VA 23219

To Whom It May Concern:

RE: BZA 21-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 4, 2025 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a rear addition on an existing single-family (attached) dwelling at 2810 EAST BROAD STREET (Tax Parcel Number E000-0530/023), located in an R-6 (Single-Family Attached Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **757 783 363#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2025 drop-down, click meeting details for June 4, 2025 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 21-2025
Page 2
May 13, 2025

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

306 N 29th Street Llc
Po Box 14609
Richmond, VA 23229

307 N 28th St Llc
2910 Libby Ter
Richmond, VA 23223

Asbury United Methodist Church On
Church Hill Tr
324 N 29th St
Richmond, VA 23223

Briggs Christine G
311 N 28th St
Richmond, VA 23223

Bs Ventures Llc
1200 Mountain Rd
Charlottesville, VA 22901

Chase Kelsey L
2817 E Broad St
Richmond, VA 23223

Eanes Drug Trust Trustee
2900 E Broad St
Richmond, VA 23223

Francis Michael W
2818 E Broad St
Richmond, VA 23223

Harrahy Thomas And Danica
2440 Log Cabin Rd
Maidens, VA 23102

Jackson Diana L S
4601 Bunn Av
Richmond, VA 23231

Johnson James S Iii And Nancy L
2815 E Broad Street
Richmond, VA 23223

Johnson Martin A & Jennifer A Daniel
Johnson
219 N 28th St
Richmond, VA 23223

Johnston Brian
2808 E Broad St
Richmond, VA 23223

Maxwell Evan R
2811 E Broad St
Richmond, VA 23223

Mcclellan Paul A
2812 E Broad St
Richmond, VA 23223

Melin Daniel P And Linda J
215 N 28th St
Richmond, VA 23223

Pace Collins And Jenna
2802 E Broad St
Richmond, VA 23223

Plack Vernon And Jill
2806 E Broad St
Richmond, VA 23223

Romeo Llc C/o William Russell Jones
2618 East Broad Street
Richmond, VA 23223

Rrg Properties Llc
2800 E Broad St
Richmond, VA 23223

Seaburn Kent J
2804 E Broad St
Richmond, VA 23223

Sheehan Matthew W
2816 E Broad St
Richmond, VA 23223

Smither Teresa H And Joel
312 N 29th St
Richmond, VA 23223

Sperberg Brian M
2820 E Broad St
Richmond, VA 23223

Tate Randolph J
2819 E Broad St
Richmond, VA 23223

Valdes Emma P & Carlos Manuel Iii
217 N 28th St
Richmond, VA 23223

Wolfgang Donald G & Myrna L Trs
5008 Smithfarm Rd
Virginia Beach, VA 23455

Yon Jin And Madison
313 N 28th St
Richmond, VA 23223

Property: 2810 E Broad St **Parcel ID:** E0000530023**Parcel**

Street Address: 2810 E Broad St Richmond, VA 23223-
Owner: BOZEMAN BRUCE PATRICK
Mailing Address: 2810 E BROAD ST, RICHMOND, VA 23223
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 334 - Tobacco Row/Undertakers Row
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2025
Land Value: \$125,000
Improvement Value: \$243,000
Total Value: \$368,000
Area Tax: \$0
Special Assessment District:

Land Description

Parcel Square Feet: 1167.15
Acreage: 0.0268
Property Description 1: 0015.50X0075300 0000.027 AC
State Plane Coords(?): X= 11797368.251533 Y= 3718299.4964
Latitude: 37.52987559 , **Longitude:** -77.41561377

Description

Land Type: Residential Lot B
Topology:
Front Size: 15
Rear Size: 75
Parcel Square Feet: 1167.15
Acreage: 0.0268
Property Description 1: 0015.50X0075300 0000.027 AC
Subdivision Name : NONE
State Plane Coords(?): X= 11797368.251533 Y= 3718299.4964
Latitude: 37.52987559 , **Longitude:** -77.41561377

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$125,000	\$243,000	\$368,000	Not Available
2024	\$115,000	\$233,000	\$348,000	Not Available
2023	\$110,000	\$221,000	\$331,000	Not Available
2022	\$90,000	\$211,000	\$301,000	Not Available
2021	\$85,000	\$207,000	\$292,000	Not Available
2020	\$85,000	\$202,000	\$287,000	Reassessment
2019	\$70,000	\$191,000	\$261,000	Reassessment
2018	\$70,000	\$185,000	\$255,000	Reassessment
2017	\$60,000	\$183,000	\$243,000	Reassessment
2016	\$60,000	\$173,000	\$233,000	Reassessment
2015	\$60,000	\$163,000	\$223,000	Reassessment
2014	\$60,000	\$120,000	\$180,000	Reassessment
2013	\$60,000	\$78,000	\$138,000	Reassessment
2012	\$60,000	\$78,000	\$138,000	Reassessment
2011	\$60,000	\$90,000	\$150,000	CarryOver
2010	\$60,000	\$90,000	\$150,000	Reassessment
2009	\$59,500	\$145,100	\$204,600	Reassessment
2008	\$59,500	\$149,600	\$209,100	Reassessment
2007	\$59,500	\$149,600	\$209,100	Reassessment
2006	\$16,800	\$105,600	\$122,400	Reassessment
2005	\$10,700	\$105,600	\$116,300	Reassessment
2004	\$4,700	\$89,700	\$94,400	Reassessment
2003	\$4,300	\$81,500	\$85,800	Reassessment
2002	\$4,200	\$79,900	\$84,100	Reassessment
2001	\$3,420	\$64,980	\$68,400	Reassessment
2000	\$3,000	\$57,000	\$60,000	Reassessment
1998	\$7,000	\$53,000	\$60,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/21/2025	\$0	Not Available	ID2025-4344	
12/07/2023	\$0	Not Available	ID2023-18209	
10/20/2015	\$0	Not Available	ID2015-20066	
09/27/1982	\$22,000	Not Available	00801-1179	
11/20/1980	\$17,500	Not Available	000775-00426	
09/15/1960	\$4,500	Not Available	000000-00000	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: East
Traffic Zone: 1063
City Neighborhood Code: CH
City Neighborhood Name: Church Hill
Civic Code: 0200
Civic Association Name: Church Hill Association of RVA
Subdivision Name: NONE
City Old and Historic District: St John's Church
National historic District: St John's Church
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	1020	0206001	020600
1990	109	0206001	020600

Schools

Elementary School: Chimborazo
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 1
Dispatch Zone: 117A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Thursday
Bulk Collection: TBD

Government Districts

Council District: 7
Council District for 2025 (Current Election): 7
Voter Precinct: 707
State House District: 79
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: 001 -
Year Built: 1900
Stories: 2
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: AV
Foundation Type:
1st Predominant Exterior: Common Brick
2nd Predominant Exterior: Masonry
Roof Style: Flat or Shed
Roof Material: Metal, preformed corrugat
Interior Wall: Drywall
Floor Finish: Softwood, Carpet
Heating Type: Forced Air
Central Air: Y
Basement Garage Car #: 0
Fireplace: N

Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 1641 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 547 Sqft
Finished Basement: 547 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

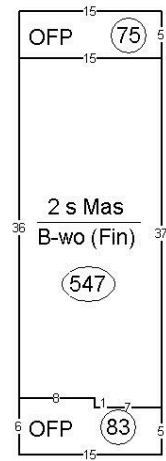
Property Images

Name:E0000530023 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:E0000530023 Desc:R01



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY Patrick Bozeman PHONE: (Home) () (Mobile) _____
OWNER: 11700 Kimbolton Pl FAX: (Home) () (Mobile) _____
(Name/Address) Glen Allen, VA 23059 E-mail Address _____
OWNER'S Lory Markham PHONE: (Home) _____ (Mobile) (804)248-2561
REPRESENTATIVE 208 E Grace St FAX: (Home) () _____
(Name/Address) Richmond, VA 23219 E-mail Address: lory@markhamplanning.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 2810 E. Broad Street
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.5(2) and 30-412.6
APPLICATION REQUIRED FOR: a building permit to build an addition onto the rear of an existing single-family attached dwelling.
TAX PARCEL NUMBER(S): E000-0530/023 ZONING DISTRICT: R-6 Single-Family Attached Residential District.
REQUEST DISAPPROVED FOR THE REASON THAT: The side yard setback and lot coverage requirements are not met. A side yard of 3' is required, 4" is proposed. A maximum lot coverage of 55 percent is required, 54.29 percent currently exists, 61.35 percent is proposed.
DATE REQUEST DISAPPROVED: _____ FEE WAIVER: ☐ YES ☒ NO
DATE FILED: 4/18/2025 TIME FILED: 1:30 p.m. PREPARED BY: Andrea Cuffee RECEIPT NO. BZAR-164999-2025
AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) 1 OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☐
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 5/8/2025

*** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS ***

CASE NUMBER: BZA 21-2025 HEARING DATE: June 4, 2025 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 21-2025
150' Buffer

APPLICANT(S): Patrick Bozeman

PREMISES: 2810 East Broad Street
(Tax Parcel Number E000-0530/023)

SUBJECT: A building permit to construct a rear addition on
an existing single-family (attached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5(2)b & 30-412.6
of the Zoning Ordinance for the reason that:
The side yard (setback) and lot coverage requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

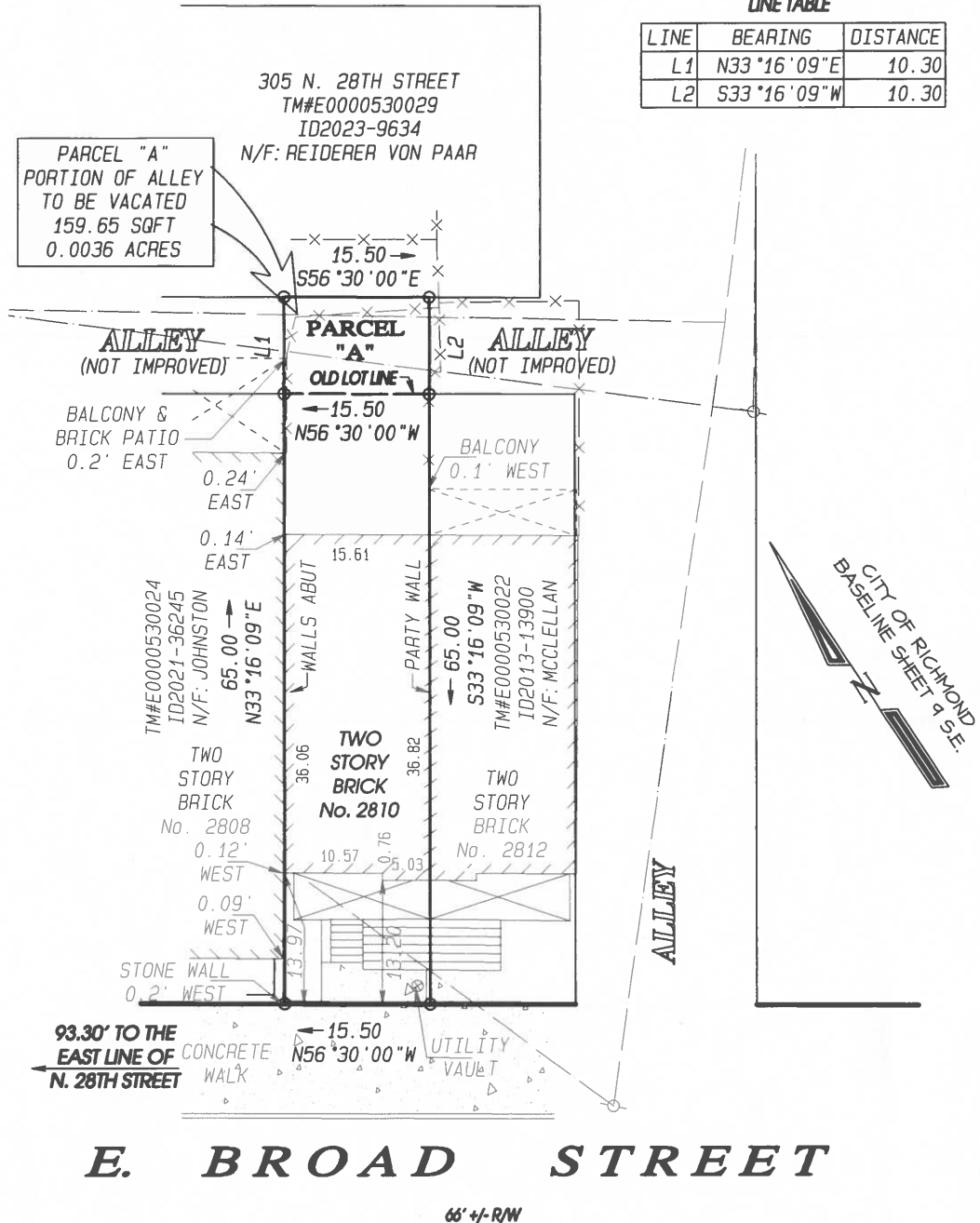
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: Lory Markham

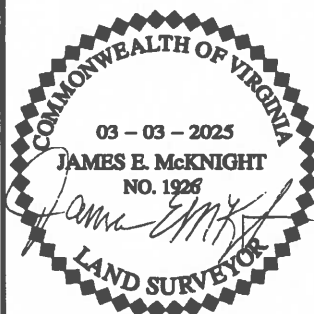
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: BRUCE PATRICK BOZEMAN ID2023-18209

LINE TABLE

LINE	BEARING	DISTANCE
L1	N33°16'09"E	10.30
L2	S33°16'09"W	10.30



PLAT SHOWING A PORTION OF A 10.3' ALLEY TO BE VACATED
IN THE REAR OF No. 2810 E. BROAD STREET,
IN THE CITY OF RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON MARCH 03, 2025, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 15'

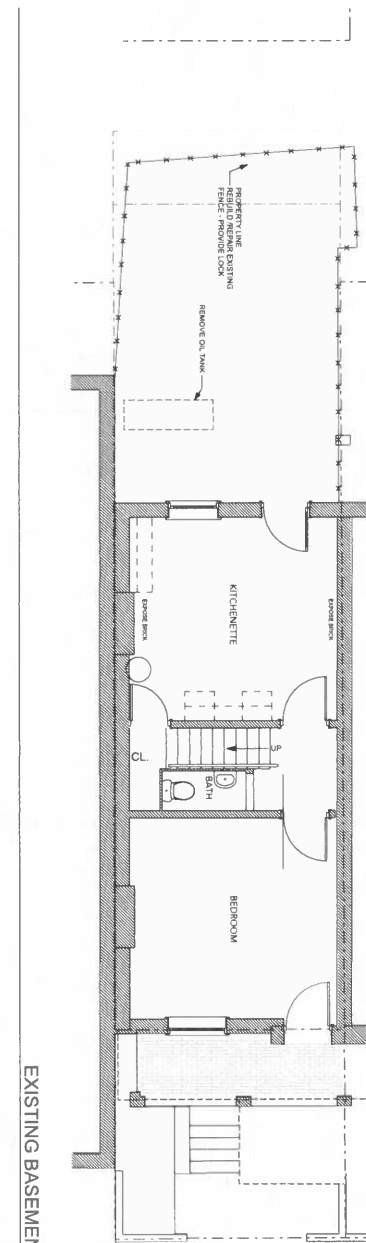


McKNIGHT
& ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

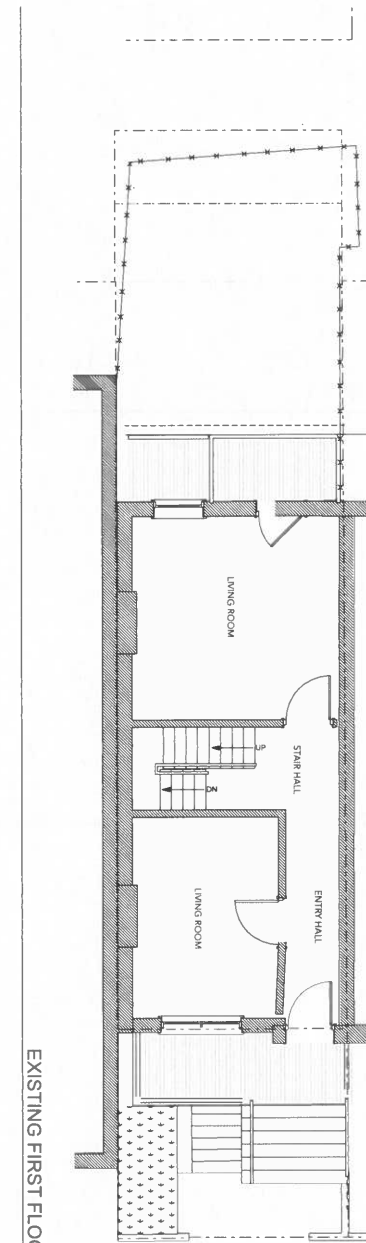
JOB NUMBER: 87110710VAC



EXISTING BASEMENT PLAN

SCALE: 1/4" = 1'-0"

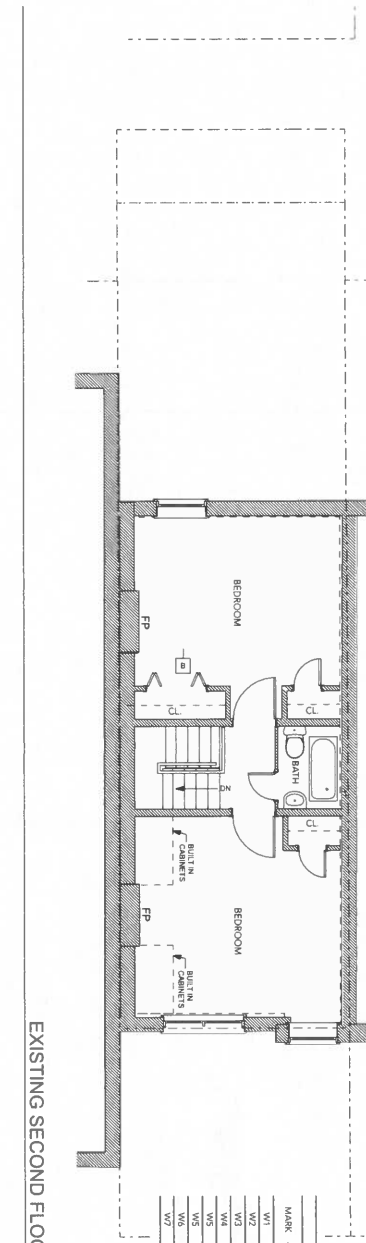
2
A.101



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

3
A.101



EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

4
A.101

WINDOW SCHEDULE					
	SIZE				
MARK	WIDTH	HEIGHT	TYPE	NOTES	
W1	3'-1 1/2"	5'-11"	WOOD	REAR EXISTING WINDOW	
W2	3'-4 1/2"	5'-11"	WOOD	NEW DOUBLE HUNG - 12 LITE	
W3	5'-0 1/8"	8'-6"	WOOD	REAR EXISTING WINDOW	
W4	3'-5 7/8"	8'-0"	WOOD	NEW DOUBLE HUNG - 1 OVER 1	
M5	3'-5 1/8"	5'-10"	WOOD	REAR EXISTING WINDOW	
W6	3'-4 1/2"	5'-10"	WOOD	REAR EXISTING WINDOW	
W7	3'-4 1/2"	7'-11"	WOOD	NEW DOUBLE HUNG - 18 LITE	

SCORE: _____

THIS IS NOT A CHANGE OF USE.

ADDITION TO EXISTING SINGLE FAMILY DWELLING

CODE INFORMATION

SINGLE FAMILY RESIDENTIAL

TYPE VA CONSTRUCTION

2018 IBC

FLOOR AREA

EXISTING HEATED: _____

EXISTING UNHEATED: _____

FIRST FLOOR: 561 SQ FT

SECOND FLOOR: 561 SQ FT

TOTAL: 1123 SQ FT

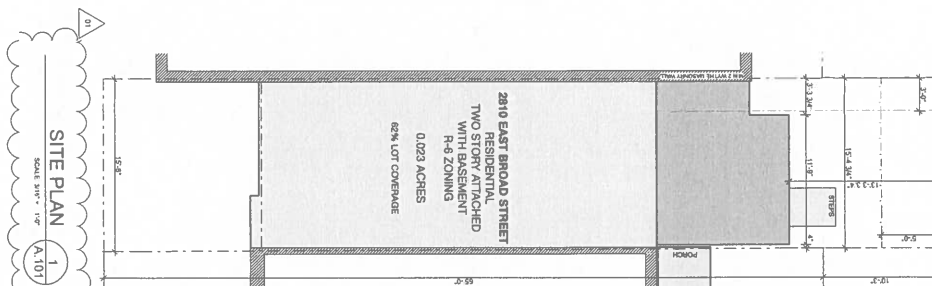
NEW HEATED:

BASEMENT: 561 SQ FT

FIRST FLOOR: 561 SQ FT

SECOND FLOOR: 561 SQ FT

TOTAL: 1683 SQ FT



SITE PLAN

SCALE 3/16" = 1'-0"

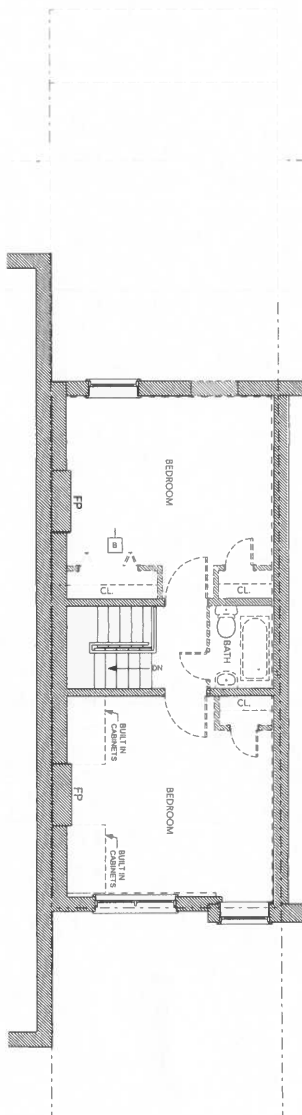
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A.101

Date: 4/11/75 REV 0
A.101
GENERAL

INFORMATION AND
EXISTING CONDITIONS

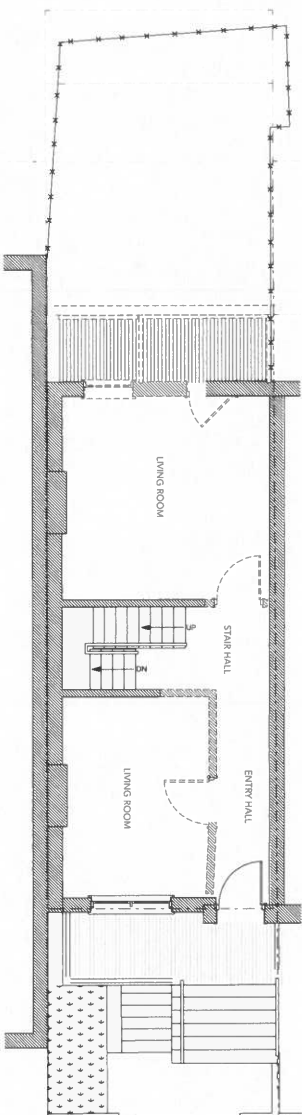
2810 EAST BROAD STREET
RICHMOND, RICHMOND 23223





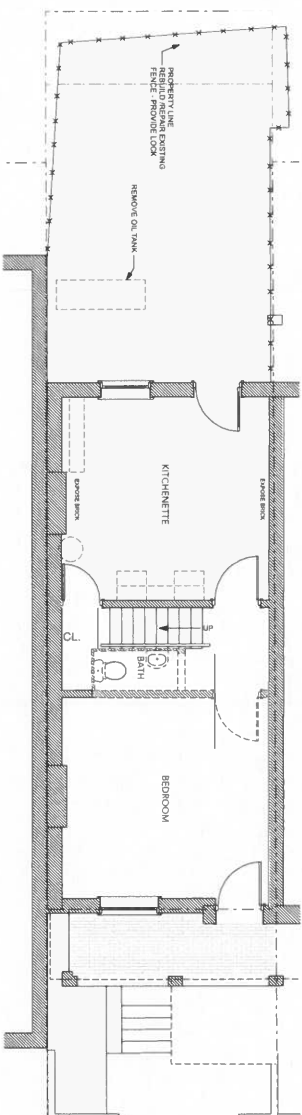
SECOND FLOOR DEMO PLAN

SCALE: 1/4" = 1'-0"
D.201



FIRST FLOOR DEMO PLAN

SCALE: 1/4" = 1'-0"
D.201



BASEMENT DEMO PLAN

SCALE: 1/4" = 1'-0"
D.201

DEMOLITION NOTES

GENERAL
FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE PLANS. CORRELATE THE SCORE, DIMENSIONS AND EXTENT OF DEMOLITION WORK TO BE PERFORMED WITH THE NEW WORK. ANY VARIATIONS AND/OR DISCREPANCIES WHICH WILL AFFECT THE WORK, REQUIRED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO BEGINNING WORK.

VERIFY ALL UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE BEGINNING DEMOLITION. ASSUME THAT ALL UNDERGROUND UTILITIES ARE ACTIVE
SURVEY/CONDITION OF THE BUILDING TO DETERMINE IF REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCIES OR FAILURES
PLAN DIMENSIONS ARE TO FACE OF WALL OR CENTERLINE OF STRUCTURAL FRAMING

SALVAGING

HISTORIC ITEMS, ARTIFACTS AND SIMILAR OBJECTS OF INTEREST IDENTIFIED ON DRAWINGS OR DISCOVERED DURING DEMOLITION REMAINS THE PROPERTY OF THE OWNER.

COORDINATE WITH THE FIELD ALL EXISTING ITEMS TO BE SALVAGED PRIOR TO ACTUAL DEMOLITION WORK WITH THE OWNER/ARCHITECT. SALVAGED ITEMS SHALL BE SURFACE CLEANED AND SECURELY STORED AS DIRECTED BY THE OWNER. CONTRACTOR ASSUMES RESPONSIBILITY FOR THE SALVAGED ITEMS.

SAVAGE ALL EXISTING DOORS, DOORS ARE TO BE PROTECTED AND STORED ON SITE FOR LATER REINSTALLATION. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS

ALL WINDOWS SHALL REMAIN, UNLESS OTHERWISE NOTED

DEMOLITION

REMOVE WALLS AS INDICATED.
CONSTRUCTION AND FINISHES INDICATED TO BE DEMOLISHED SHALL BE REMOVED IN ITS ENTIRETY INCLUDING ANY OBSTRUCTIONS UNLESS OTHERWISE NOTED
SEE ELEVATIONS, AND OTHER DEMOLITION DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.

CLEANING/ PREP

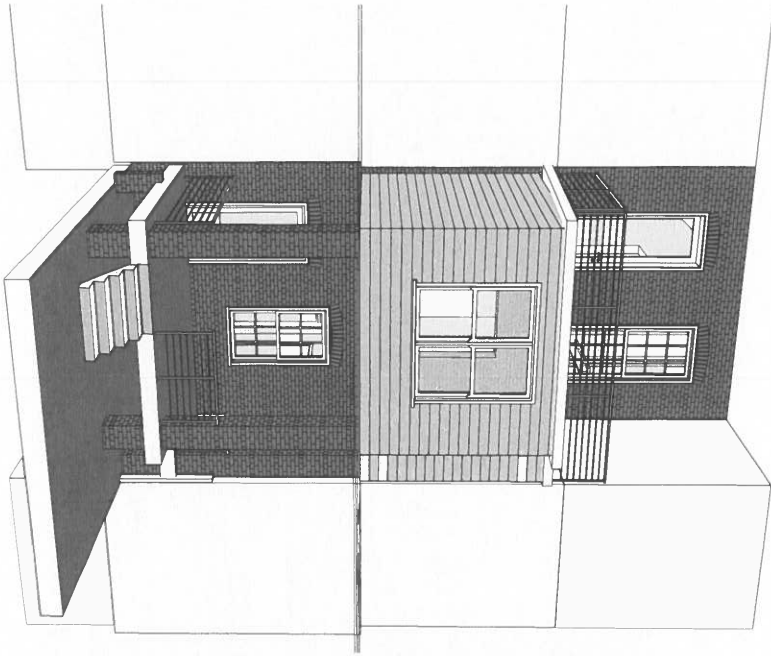
ALL EXPOSED SURFACES AFFECTED BY THE DEMOLITION WORK AND WHICH SHALL REMAIN EXPOSED TO VIEW SHALL BE CLEANED OF DUST, DIRT AND DEBRIS.
REMOVE ALL DEBRIS FROM BUILDING UNLESS OTHERWISE NOTED.



2810 EAST BROAD STREET
RICHMOND, RICHMOND 23223

DATE: 4/11/25
D.201
BASEMENT DEMO PLAN

DAVID A. SMITH, ARCHITECT
PROFESSIONAL SEAL
NO. 55116

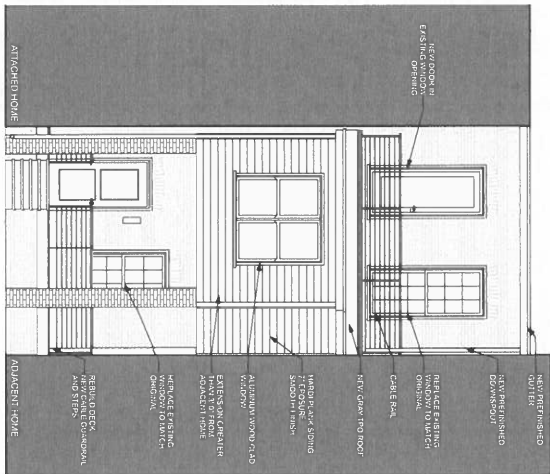


RENDERING

SCALE: 1/4" = 1'-0"

3

A.301

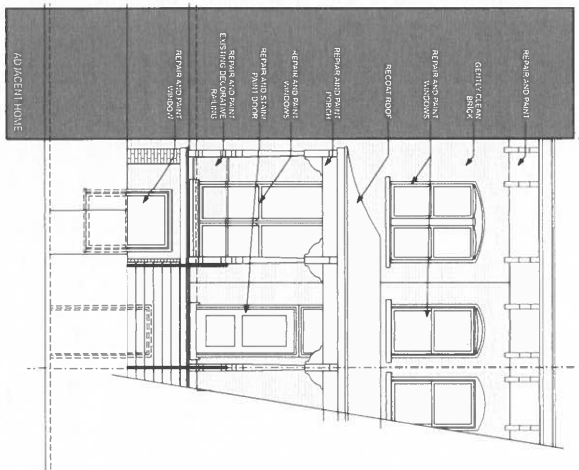


REAR ELEVATION

SCALE: 1/4" = 1'-0"

2

A.301



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

1

A.301

DATE: 4/11/25
A.301
ELEVATIONS

SARAH WICKS ARCHITECTURE
2017 2018 2019 2020 2021 2022 2023 2024 2025

2810 EAST BROAD STREET
RICHMOND, RICHMOND 23223





City of Richmond Commission of Architectural Review



June 29, 2022

John Ribeiro
4603 Emmett Road
Glen Allen, VA 23060

RE: 2810 E BROAD ST
Application No. COA-112854-2022

Dear Applicant:

At the June 28, 2022 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: **Approved with conditions**. Specifically, the Commission approved the application for the reasons cited in the staff report provided the following conditions are met: Rear addition be supported by square brick piers, rather than the proposed square posts, final design submitted to staff for review and approval; Final window schedule be submitted for administrative review and approval; New rear basement door be a simple wood, or wood and glass design, final door specifications submitted to Staff for administrative review and approval; New second story, rear door fit within the existing width of the existing masonry opening; Applicant submit additional information on the exterior rehabilitation of the existing dwelling in a subsequent COA application to Staff for administrative review and approval; the depth of the rear, basement level porch be extended to the face of the support piers, and the windows on the existing dwellings be retained and repaired.

You, or any aggrieved party, have the right to appeal a decision of the Commission of Architectural Review to City Council as specified in Section 30.930 of the Richmond City Code. A petition stating reasons for the appeal must be filed with the City Clerk within 15 days of this meeting.



City of Richmond Commission of Architectural Review



If you have any questions, please contact Alex Dandridge, CAR Secretary at (804) 646-6569 or by e-mail at alex.dandridge@rva.gov.

Sincerely,

Alex Dandridge
Secretary, Commission of Architectural Review